

WTC93139

2012-006059

Klamath County, Oregon



06/04/2012 03:24:35 PM

Fee: \$47.00

**RECORDING REQUESTED BY:**

Fidelity National Title Company of Oregon

**GRANTOR:**

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWALT,  
INC., ALTERNATIVE LOAN TRUST 2005-J12  
MORTGAGE PASS-THROUGH CERTIFICATES  
SERIES 2005-J12

2375 N Glenville Drive  
Richardson, TX 75082

**GRANTEE:**

Dana Alan Fransen and Jacki Diane Fransen  
951 Academy Street  
Woodbridge, CA 95258

**SEND TAX STATEMENTS TO:**

Dana Alan Fransen and Jacki Diane Fransen  
951 Academy Street  
Woodbridge, CA 95258

**AFTER RECORDING RETURN TO:**

Dana Alan Fransen and Jacki Diane Fransen  
951 Academy Street  
Woodbridge, CA 95258

Escrow No: 20120046361-FTPOR03  
9669 Hill Road

Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2005-J12 MORTGAGE  
PASS-THROUGH CERTIFICATES SERIES 2005-J12, Grantor, conveys and specially warrants to Dana  
Alan Fransen and Jacki Diane Fransen,

Grantee, the following described real property free and clear of encumbrances and claims created or  
suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee  
or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument  
No. M05 at Page 53535, except as specifically set forth below.

SEE LEGAL DESCRIPTION ATTACHED HERETO

The true consideration for this conveyance is \$117,500.00.

ENCUMBRANCES: Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of  
way, homeowners association assessments, if any, and other matters now of record.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE  
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND  
195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2  
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON  
LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS  
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE  
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE  
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING  
DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY  
ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE  
APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS  
AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE  
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300,  
195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,  
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,  
CHAPTER 8, OREGON LAWS 2010.**

Dated 4/12/12; if a corporate grantor, it has caused its name to be signed by order of its board of  
directors.

20120046361-FTPOR03  
Deed (Special Warranty – Statutory Form)

47000

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWALT, INC.,  
ALTERNATIVE LOAN TRUST 2005-J12  
MORTGAGE PASS-THROUGH CERTIFICATES  
SERIES 2005-J12

By: *[Signature]*  
BANK OF AMERICA N.A., SUCCESSOR BY  
MERGER TO BAC HOME LOANS SERVICING,  
LP, AS ATTORNEY IN FACT

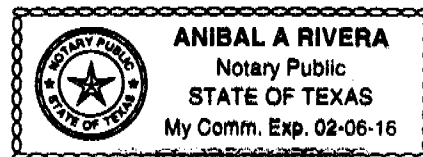
Name: HAYLEY MCKEEFER

Title: AVP.

State of TEXAS  
County of COLLIN

This instrument was acknowledged before me on APRIL 12TH, 2012 by  
HAYLEY MCKEEFER  
as AVP of BANK OF AMERICA NA

*[Signature]*  
, Notary Public - State of TEXAS  
My commission expires: 2/6/2016



## LEGAL DESCRIPTION

### PARCEL 1:

A parcel of land situated in the NE1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the NE1/4 from which the Northeast corner of said Section 31 bears North 00° 19' 00" West 1097.67 feet; thence South 76° 53' 58" West 108.48 feet to the center of the casing of a well; thence continuing South 76° 53' 58" West 49.22 feet to a point on the East line of that certain county road known as Hill Road; thence Southeasterly on arc of a 3849.72 foot radius curve to the right (Delta=06° 45' 50", Long Chord=South 11° 41' 26" East 454.20) 454.47 feet; thence continuing along said East line of Hill Road South 08° 18' 31" East 355.39 feet; thence continuing along said East line of Hill Road on the arc of a 3789.72 foot radius curve to the left (Delta=01° 28' 33", Long Chord= South 09° 02' 48" East 97.61 feet) 97.62 feet to a point on the East line of said NE1/4, thence North 00° 19' 00" West on said East line 928.59 feet to the point of beginning.

LESS AND EXCEPTING a parcel of land being a portion of the property described in Volume M04, page 35361, Microfilm Records of Klamath County, Oregon, as situated in the NE1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of said Section 31 which bears South 00° 19' 00" East a distance of 173.63 feet from the N 1/16 corner of said Section 31, said point being the true point of beginning; thence continuing South 00° 19' 00" East a distance of 518.30 feet to a point on the East right of way line of Hill Road; thence along the East right of way line of Hill Road 97.62 feet along the arc of a 3789.72 foot radius curve to the right, the long chord which bears North 09° 02' 48" West a distance of 97.61 feet and having a delta angle of 1° 28' 33"; thence continuing along the East right of way line of Hill Road 13.08 feet along the arc of a 3849.72 foot radius to the left, the long chord which bears North 08° 24' 21" West a distance of 355.35 feet; thence continuing along the East right of way line of Hill Road 13.08 feet along the arc of a 3849.72 foot radius curve to the left, the long chord of which bears North 08° 24' 21" West a distance of 13.08 and having a delta angle of 0° 11' 41"; thence leaving said East right of way line of Hill Road North 48° 54' 19" East a distance of 87.24 feet, more or less to the true point of beginning, with bearings being based on County Survey 2876.

### PARCEL 2:

A tract of land situated in the NW1/4 NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 NW1/4; thence North 00° 19' 00" West on the West line of said NW1/4 NW1/4, 522.70 feet; thence North 81° 35' 00" East 202.01 feet; thence South 00° 19' 00" East 552.29 feet to a point on the South line of said NW1/4 NW1/4; thence North 89° 59' 37" West along said South line 200.00 feet to the point of beginning.

TOGETHER WITH a parcel of land being a portion of the property described in Volume M01, page 10209, Microfilm Records of Klamath County, Oregon, as situated in the S1/2 NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the N 1/16 corner common to said Section 32 and Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 59' 37" East a distance of 200.00 feet; thence South 48° 54' 19" West a distance of 264.11 feet to the West line of said Section 32, thence North 00° 19' 00" West along said Section line a distance of 173.63 feet, more or less, to the point of beginning, with bearings being based on County Survey 2876.